



Kansas Office of Veterans Services

Northeast Kansas Veterans Home Update

4 September 2024

William (Bill) Turner – Executive Director

**Over 195,000 Kansas Veterans and their Families
are Proud to Live, Work, and Retire in Kansas**



Discussion Topics

- **Overview**
- **Review of Timeline**
- **Value Engineering Efforts**
- **Way Ahead**
- **Questions**

New NE Kansas Veteran's Home

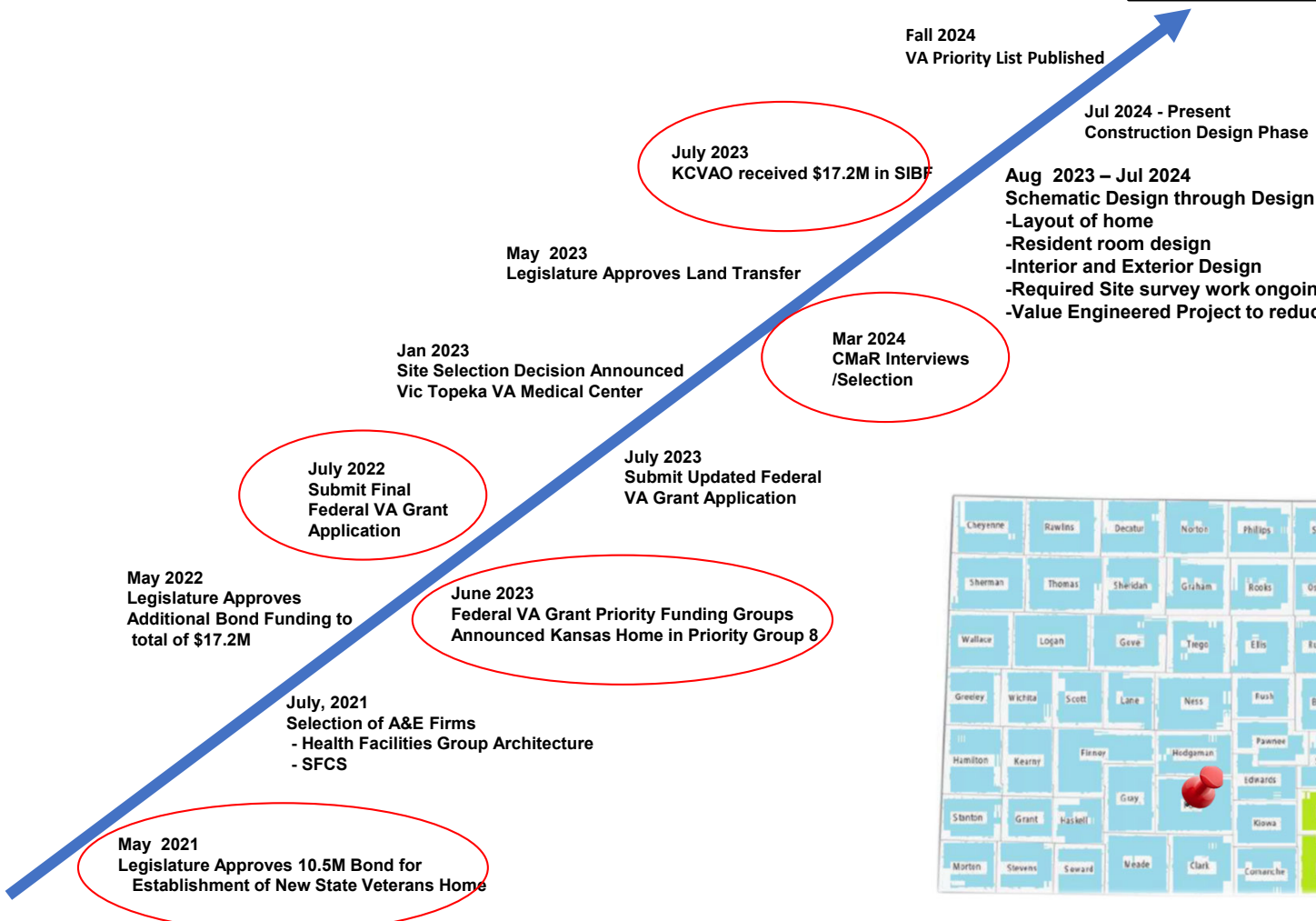


- Community population of approximately 127,336
- Will be located in Topeka, Kansas
- The home will be situated on 15 acres located adjacent to the Colmery-O'Neil Medical Center in Topeka
- Will include a 72-bed skilled nursing care facility with a future 36-bed addition when needed
- Will be licensed by the Centers for Medicare and Medicaid and is accredited by the Department of Veterans Affairs



Timeline

- Construction expected to take 15-18 months
- If started Jan 2025, Complete May-Jun 2026
- Exploring options to open in phases prior to completion of project



- Jul 2024 - Present
Construction Design Phase
- Aug 2023 – Jul 2024
Schematic Design through Design Development
- Layout of home
 - Resident room design
 - Interior and Exterior Design
 - Required Site survey work ongoing
 - Value Engineered Project to reduce cost



Current Drawing





Value Engineering Efforts

- Changes in construction markets conditions due to widespread inflation supply chain disruptions and impact of the Buy America Build America Act. Value Engineering (VE) is critical to driving down cost.
 - Design Start Cost 49M
 - Initial Estimate 54.7M
 - Initial VE 49.9M
 - CMaR Estimate 51.4M
 - Final Design Development 49.7M
- Cost of supplies and labor continue to rise. Currently, industry standard is 4% annually.
- Federal State Veterans Homes Constructions Grant Program allows for a one-time request for a ten-percent increase in funding
 - Federal VA 6.5% / State 3.5%
 - Requires proof of state funds NLT 1 AUG of year request submitted



Way Ahead

- Publishment of Federal VA Construction Grant Priority List (expect NLT EOM Sept 24)
- Monitor *Buy America Build America Act* and impacts to building materials and supplies
 - VA has a zero-waiver policy to date
 - CMaR monitoring closely in coordination with HFG/SFCS
- Developing “start-up” funding requirements
 - Will be required until we start generating revenue
- Request one time 10% grant increase from VA

Questions

